



South Bay Area Cost of Development Survey

2003-2004

HOME
BUILDERS
ASSOCIATION



Welcome to our Survey Readers!

The Home Builders Association of Northern California is enthusiastic about its partnership with the Planning, Building and Code Enforcement Department of the City of San Jose in the preparation of this survey. Our organization is a professional association of home builders, developers, trade contractors, suppliers and related industry specialists who are dedicated to the advancement of the home building industry. Many of our more than 1,000 members do business in the South Bay.

The survey that you are about to read is an innovative product. This is the first attempt at summarizing the key fees costs incurred during the development and construction process of a South Bay home, condominium or commercial building. The information presented is a compilation of city fees as well as data about other costs imposed by public bodies, such as development taxes and impact and capacity fees (park, library, street trees and sewage fees). This broader analysis of the real cost of doing business gives an overall perspective and provides comparative jurisdictional information about development costs to our members, elected officials and public agencies.

Fees and charges vary from year to year, so it is important that the data be kept current, thus enhancing its value to both the private and public sectors. We intend to update the survey as the data changes.

Our sincere thanks to Stephen Haase, Director of the San Jose Planning, Building and Code Enforcement Department, for his vision for the study and his commitment of staff support to make it a reality. Particular credit is owed to Phil Prince, Administrative Officer, San Jose Planning, Building and Code Enforcement Department for his tireless efforts in data collection and analysis. Because of the varied internal structures of South Bay city governments, his time commitment was much greater than initially anticipated.

Finally, we thank the cities of Fremont, Los Gatos, Milpitas, Morgan Hill, Palo Alto, San Jose and Santa Clara for taking the time to participate in this survey. We are confident that the information that they have shared will be valued and appreciated. We hope that additional communities will join them in providing data for future studies.



Guy Bjerke
Chief Operating Officer
Home Builders Association of Northern California



2003-04 South Bay Area Cost of Development Survey

TABLE OF CONTENTS

Contents	Page
Overview	1
Sample Project 1 - Residential Remodel	4
Sample Project 2 - Single Family Residential Development	6
Sample Project 3 - Multi-Family (Townhouse) Residential Development	14
Sample Project 4 - Commercial Retail Development	22
Sample Project 5 - Industrial R&D Building	30
Acknowledgements	38

2003-04 South Bay Area Cost of Development Survey Overview

For the 2003-04 South Bay Area Cost of Development Survey, seven south bay cities – Fremont, Los Gatos, Milpitas, Morgan Hill, Palo Alto, San Jose, and Santa Clara – calculated development fees, impact or capacity fees, and development taxes on 5 sample projects. The sample projects were 1) a residential remodel, 2) a 50-unit single-family residential tract development, 3) a 96-unit multi-family (townhouse) residential project, 4) a retail commercial project, and 5) an industrial research and development facility.

While the survey can be used as a starting point for determining the cost obligations that can be expected in different jurisdictions, it is not intended to be a tool for definitive cost comparison. The dollar figures themselves tell only part of the story, as there are significant differences in fee methodology, approaches, assumptions and levels of service from agency to agency. Among the variables that make direct comparison difficult are:

1. Differences in the percentage of cost that fees are intended to recover
2. Differences in the percentage of cost that fees actually recover
3. Some agencies charge flat fees for service, while others accept an initial deposit and charge more when the deposited funds are depleted.
4. Various locations within jurisdictions may have different cost burdens.

5. Differences between agencies in performance targets and performance achieved

Organizational Structures and Fee Categories - While acknowledging the limitations these variables place on direct comparison, some background information on the participating agencies is helpful in providing context for the survey results. The cities' organizational structures vary considerably with functions distributed differently across departments and divisions. For this reason development fees are classified in this survey as "entitlement fees" and "construction fees" instead of being labeled by department (such as Building fees and Public Works Fees). The other cost categories are "impact/capacity fees" and "development taxes". While this four cost-category scheme does not work perfectly, it does allow for more consistency for comparison purposes:

1. **Entitlement Fees** include fees for land use approval and environmental clearance
2. **Construction Fees** include the various building permit, plan check, and public improvement fees related to the construction process.
3. **Impact/Capacity Fees** are fees charged to development projects to mitigate the costs that new development places on community infrastructure or to fund quality of life improvements. Examples include fees for increased sewage volume, parks, libraries, and street trees. School fees are not included this year.

2003-04 South Bay Area Cost of Development Survey Overview

Organizational Structures and Fee Categories (Cont'd)

4. **Development Taxes** are tax assessments on development projects – commonly based on project valuation.

Cost Recovery and Fee Increases – All of the cities that participated in this survey have fee structures that are intended to recover the cost of providing service. For 2003-04, the Morgan Hill and Palo Alto fee structures are 100% cost recovery. After the second year of a phased three-year fee increase plan, San Jose's development services were a combined 98% cost recovery. Los Gatos' fees are recovering about 95% of costs due to unrecovered staff costs on some complex or controversial projects. Development fees in Fremont and Santa Clara are on average about 75-80% cost recovery. While Milpitas has some flat fees for development services that only recover about 50% of the cost, services for most development projects are funded through full cost recovery Project Development Accounts that require initial deposits that are expended on a time and materials basis. All of these agencies are proposing fee increases for 2004-05 to maintain or move closer to full cost recovery. Morgan Hill, which has an enterprise fund for its development services, adjusts Planning fees annually based on the consumer price index.

Fee Structures – Most of the south bay cities surveyed have set fees that are based on an analysis of the cost of service.

Milpitas' initial fees are deposits, as are Planning fees in Fremont. This model requires applicants to pay additional fees if the value of the time and materials provided exceeds the initial deposit. San Jose has implemented a new fee structure for residential building permits and plan check in which the initial fees are charged based on a historic analysis of the average number of inspections or plan review time for the various project types. When the value of the services provided (based on an hourly rate) exceeds the initial fee, additional service time must be purchased.

Other Issues – In some areas, such as noticing requirements, the cities have similar policies that meet the mandated 300' radius threshold for most projects with wider noticing for more complex or controversial uses. There are areas where there are very significant differences between agencies however. Perhaps the most unique condition is in Morgan Hill, which has growth control. The annual limitation on what can be built sometimes results in developers voluntarily paying 2 to 3 times the regular fees to improve the point total for their project in the competition for the limited development opportunities.

Los Gatos has much higher entitlement and construction fees on single-family residential development but lower impact/capacity fees in this sector. San Jose has significantly higher development taxes on all projects than other agencies. Milpitas and Palo Alto have much higher impact/capacity fees on the commercial example than other agencies. Palo Alto also has very much larger impact/capacity fees on the industrial sample project because of their housing impact fee.

2003-04 South Bay Area Cost of Development Survey Overview

Other Issues (Continued)

Los Gatos has integrated an architectural review process that proceeds concurrently with the processing of a planning application. The architectural review results in a faster processing time, as the Planning Commission no longer has to do design review. The applicant covers the cost of the Town's Architectural Consultant.

All of the participating agencies have below market rate (BMR) housing requirements on residential projects. The BMR requirements are summarized by city below:

1. Fremont – has an Inclusionary Housing Ordinance that requires all new residential projects of seven units or more to set-aside at least 15% of all units as affordable.
2. Los Gatos – has a BMR requirement that is graduated – 10% for projects from 5 to 19 units and 20 % when there are more than 100 units. For projects with from 20 to 100 units, the BMR formula is 22.5% of the total number of units minus 2.5 units.
3. Milpitas – has a 20% BMR requirement for all residential projects in the City, but will consider an in-lieu fee for projects with less than 12 units
4. Morgan Hill – has a 10% requirement on residential development

5. Palo Alto – has a 20% BMR requirement on projects with 5 or more acres. The City may decide to accept an in-lieu fee of 10% of the sales price of each of the units.
6. San Jose – has a 20% BMR requirement in Redevelopment Agency areas only.
7. Santa Clara – has a 10% of units requirement on projects with 10 or more units

The cost to developers of these below market rate housing requirements can be very substantial, but are NOT reflected in this survey because of the difficulty of quantifying that cost on project samples that are not site specific.

In January 2003, state legislation was adopted that allows agencies to include an increment of cost on development fees to pay for the preparation and revision of General Plans. To date, Fremont (10% on building permits), Los Gatos (10% on selected planning applications and 0.5% of building valuation for new square footage), and Morgan Hill (5% maintenance fee) have implemented this fee. San Jose is proposing a new fee (2.4% on entitlement and building permits) beginning in 2004-2005 to fund a comprehensive General Plan update in 2006-2007.

Every effort has been made to include complete cost information for each city. Due to time and resource constraints and survey instructions that were less than crystal clear, however, some data elements are missing where noted.

2003-04 South Bay Area Cost of Development Survey
Project Sample 1 - Single Family Home Remodel

Project Specifications

Valuation: \$40,000

Major Kitchen Remodel

Remodel 2 Bathrooms

Fixture Changes:

Kitchen - 2 sinks, 2 disposals, Dish Washer, Micro, Double Oven, Range, Exhaust hood

1st bath - Tub/shower, Lav, WC

2nd bath - Shower, Tub, Lav, WC, Bidet

Cost Component	Fremont	Los Gatos	Milpitas	Morgan Hill	Palo Alto	San Jose	Santa Clara
Entitlement Fees	-	-	250	-	340	-	-
Construction Fees	282	1,749	945	1,588	1,819	1,656	1,129
Development Taxes	-	-	-	-	-	620	-
Total Cost	\$ 282	\$ 1,749	\$ 1,195	\$ 1,588	\$ 2,159	\$ 2,276	\$ 1,129

**2003-04 South Bay Area Cost of Development Survey
Project Sample 1 - Residential Remodel Fee Detail**

City/Jurisdiction	Cost Element	Cost	City/Jurisdiction	Cost Element	Cost
Fremont¹			San Jose		
	KB01:Kitchen/Bath	48		Building Permit	567
	KB02:Kitchen/Bath	234		Electrical Permit	243
	Fremont Total	282		Mechanical Permit	162
Los Gatos				Plumbing Permit	243
	Encroachment Permit for SS Cleanout	224		Plan Check	270
	Building Permit	1,000		Record Retention/Duplication Fees	61
	Electrical/Plumbing/Mechanical Permits	525		Permit Issuance Fees	110
	Los Gatos Total	1,749		Bldg & Struct Tax	616
Milpitas				SMIPA - Residential	4
	Planning Fees	250		San Jose Total	2,276
	Building Fees	945	Santa Clara		
	Milpitas Total	1,195		Building Fees	1,129
Morgan Hill				Santa Clara Total	1,129
	Plan Check	754	Notes:		
	Permit Fee	834	¹ Fremont has a fixed non-cost recovery fee for residential remodels		
	Morgan Hill Total	1,588			
Palo Alto					
	Zoning Plan Check	243			
	Public Works Plan Check	97			
	Permit automation, Microfilm, SMIP	34			
	Building Permit fee, valuation	631			
	Bldg Permit Plumb, Mech, Elect (min fees)	180			
	Building Plan Check fee	609			
	Fire and Life Safety Plan Check	365			
	Palo Alto Total	2,159			

2003-04 South Bay Area Cost of Development Survey

Project Sample 2 - Single Family Residential Development

Project Specifications

Construction Assumptions:

Acreage	8		
Lots/Units	50		
# of Models - 3	Model A	Model B	Model C
# of each Model	20	15	15
Square Footage	1,600	2,000	2,400
Square Footage each Model	32,000	30,000	36,000
Total Square Footage	98,000	-	-
Stories	2	2	2
Bedrooms	3	3	4
Restrooms	2	2.5	3
Garage Sq. Ft.	500	500	500
Construction Type	Type V N		
Streets	Public		
Sprinklers	No		
Conditioned (HVAC)	Yes		

Planning and Public Works Assumptions:

Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All Medium Complexity
 Project Generates 50 Peak Hour Trips
 Significant Grading work (10,000CY), Type 1 Erosion/Sediment Control
 Construction of New Public Streets, \$1,300,000 in Public Improvements
 Located in Muni Water Area
 No Public Landscaping
 No Traffic Signal Work
 Blossom Valley Park Fee Rate of \$12,550/Unit.
 Range is \$4,700 (Alviso) to \$15,700 (Willow Glen)

Cost Component	Fremont	Los Gatos ¹	Milpitas	Morgan Hill	Palo Alto ²	San Jose	Santa Clara
Entitlement Fees	16,150	182,122	29,050	18,364	20,972	31,792	6,475
Construction Fees	475,199	604,044	408,588	435,998	174,818	262,350	631,237
Impact/Capacity Fees	1,494,650	311,350	1,074,550	705,750	544,700	777,550	33,000
Development Taxes	83,655	-	-	-	-	303,433	1,325
Total Cost	\$ 2,069,655	\$ 1,097,516	\$ 1,512,188	\$ 1,160,112	\$ 740,490	\$ 1,375,125	\$ 672,037
Per Unit Cost	\$ 41,393	\$ 21,950	\$ 30,244	\$ 23,202	\$ 14,810	\$ 27,502	\$ 13,441

Notes: 1 Los Gatos numbers do not include sanitary sewer and water connection fees (ave. cost \$307,000)
 2 Palo Alto numbers do not include sanitary sewer, storm drain, or water connection fees (ave cost \$347,000)

Fremont

2003-04 South Bay Area Cost of Development Survey Sample Project 2 - Single Family Tract Development

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				A343: CPF-Insulation	90		
PRP Review	1,700			A350: CPF-Plumbing	144		
PD Preliminary	1,000			A370: CPF-Electrical	150		
PD Precise	2,300			A360: CPF-Mechanical	144		
Preliminary Grading plan	1,600			BP1: Permit Application	1,530		
Tentative Tract Map	4,800			BI1: Building Inspection	34,035		
Plan Review Deposit	4,000			PC1: Pln Chk-Res 1-2	28,930		
Environmental Impact Assessment	750			EL3: Electrical Inspect	1,800		
Entitlement Fees Total:	16,150	323	0.8%	ME07: Mechanical Insp	1,440		
				PL2: PLM Inspection Fee	1,440		
Construction Fees				IN2: Insulation Apps Fees	270		
BP1: Permit Application	2,040			IN4: Insulation Com/Res	900		
BI1: Building Inspection	32,882			DES:DO-Res Standard	75		
PC1: Pln Chk-Res 1-2	27,950			F01: Fire Protection	4,275		
EL3: Electrical Inspect	1,600			A340: CPF-Building	3,403		
ME07: Mechanical Insp	1,920			A342: CPF-Plan	2,893		
PL2: PLM Inspection Fee	1,920			A343: CPF-Insulation	90		
IN2: Insulation Apps Fees	360			A350: CPF-Plumbing	192		
IN4: Insulation Com/Res	1,200			A370: CPF-Electrical	180		
DES:DO-Res Standard	100			A360: CPF-Mechanical	144		
F01: Fire Protection	5,700			Water Acreage Charge (ACWD)	59,960		
A340: CPF-Building	3,782			Water Front Foot/Meter/Engnrng (ACWD)	24,690		
A342: CPF-Plan	3,214			Union Sanitary District Sewer Connection	162,240		
A343: CPF-Insulation	120			Construction Fees Total:	475,199	9,504	23.0%
A350: CPF-Plumbing	192			Impact / Capacity Fees			
A360: CPF-Mechanical	192			PF01: Park Facilities Fee	359,500		
A370: CPF-Electrical	200			PD02: Prk Dedication	641,950		
BP1: Permit Application	1,530			CF01: Capital Improve.	131,750		
BI1: Building Inspection	26,049			TI01: Traffic Impact Res	106,300		
PC1: Pln Chk-Res 1-2	22,142			Water Facilities Connection (ACWD)	255,150		
EL3: Electrical Inspect	1,313			Impact / Capacity Fees Total:	1,494,650	29,893	72.2%
ME07: Mechanical Insp	1,440						
PL2: PLM Inspection Fee	1,440			Development Taxes			
IN2: Insulation Apps Fees	270			SMIP: SMIP Res	1,455		
IN4: Insulation Com/Res	900			CTX: Construction Tax	82,200		
DES:DO-Res Standard	75			Development Taxes Total:	83,655	1,673	4.0%
F01: Fire Protection	2,835						
A340: CPF-Building	2,605						
A342: CPF-Plan	2,214			Total Project Costs	2,069,655	41,393	100%

Los Gatos

2003-04 South Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development

[illegible]

Milpitas

2003-04 South Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development

[illegible]

Morgan Hill

2003-04 South Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development

[illegible]

Palo Alto

2003-04 South Bay Area Cost of Development Survey
Sample Project 2 - Single Family Tract Development

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
Preliminary Review (ARB), Tentative Map 5+, Final Map	8,350			Parks	403,550		
Major Project, MND, Legal Fees (initial deposits)	12,420			Comm Centers	104,650		
Processing fees + recording fees (2 applications)	152			Libraries	36,500		
County Notice of Determination Recording	50			20% BMR dedication required, or in lieu payment (see BMR note below)			
Entitlement Fees Total:	20,972	419	2.8%	Impact / Capacity Fees Total:	544,700	10,894	73.6%
Construction Fees				Development Taxes			
PW Plan Check	7,860						
Grading Permit 10,000 cubic yards	2,110						
Permit automation, Microfilm, SMIP	1,098						
Building Permit fee, valuation	47,785						
Bulding Permit Plumbing, Mechanical, Electrical - base + sf	17,715						
Building Plan Check fee	49,125						
Fire and Life Safety Plan Check	29,475						
Zoning Plan Check	19,650						
does not include water/sewage/utility connection fees							
Construction Fees Total:	174,818	3,496	23.6%	Development Taxes Total:	-	-	
<u>BMR Note:</u>							
With 5 or more acres, a developer owes a 20% BMR component. The City would either require a land dedication for affordable housing development equal to 20% of the land area or 20% of the lots (i.e. 10 lots). Or the City could instead allow an in-lieu fee. Our in-lieu fee would be 10% of the sales price of each of the 50 homes. So, if the homes sell for \$1M each in Palo Alto, then the in-lieu fee covering all 50 homes is \$5M. The City (not the developer) decides which solution to the BMR requirement is acceptable.							
				Total Project Costs	740,490	14,810	100%

San Jose

2003-04 South Bay Area Cost of Development Survey Sample Project 2 - Single Family Tract Development

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Costruction Fees (Cont'd)			
Zoning (PDC) - Res	9,480			Model C - 15 units			
Mitigation Monitoring Fee Res	330			Bldg Prmt - NR	20,926		
Environmental Clearance - Res	1,940			Elect Prmt - NR	5,354		
Public Noticing	135			Mech Prmt - NR	2,677		
Noticing (Up to 4 Sheets)	122			Plbg Prmt - NR	5,354		
Newspaper Noticing	680			Bldg PC - NR	1,443		
NOD County Clerk Recording Charge	50			Record Ret/Dup	1,716		
PD Permit - Res	5,665			Plot Plan Review	506		
Public Noticing	135			Permit Issuance - NR	1,650		
T-Map/ VT Amend - Res	5,670			Grading Permit	2,007		
Public Noticing	135			Erosion / Sediment Control	2,575		
Newspaper Noticing	55			Tract Map	3,142		
Planning Permits Review (PDC, PD, PT)	5,850			Construction E&I	106,622		
Traffic Report Review Fee	1,545			Water Meter / Engineering & Inspection	22,850		
				FE-Arch Plan Review & Inspection	384		
Entitlement Fees Total:	31,792	636	2.3%	Construction Fees Total:	262,350	5,247	19.1%
Construction Fees				Impact / Capacity Fees			
Model A - 20 units				Parkland Dedication In-Lieu Fees	627,500		
Bldg Prmt - NR	25,921.60			Water Area and Frontage Fee	14,000		
Elect Prmt - NR	6,479.20			Major Water Facilities Fee	27,250		
Mech Prmt - NR	3,239.60			Storm and Sanitary Sewer Fees	74,850		
Plbg Prmt - NR	6,479.40			D.O.T. Street Tree Fees	9,350		
Bldg PC - NR	1,358.71			CDDD Solid Waste Deposit A	8,400		
Record Ret/Dup	2,106.00			CDDD Solid Waste Deposit B	7,500		
Plot Plan Review	675.00			CDDD Solid Waste Deposit C	8,700		
Permit Issuance - NR	2,200.00			Impact / Capacity Fee Total:	777,550	15,551	56.5%
Model B - 15 units							
Bldg Prmt - NR	19,441.20			Development Taxes			
Elect Prmt - NR	4,859.55			Bldg & Struct Tax A+B+C	111,304		
Mech Prmt - NR	2,429.70			Const Tax Dist X A+B+C	7,500		
Plbg Prmt - NR	4,859.55			CRMP Tax Residential A+B+C	174,906		
Bldg PC - NR	1,358.71			Res. Const. Tax A+B+C	9,000		
Record Ret/Dup	1,579.50			SMIPA - Residential A+B+C	723		
Plot Plan Review	506.25						
Permit Issuance - NR	1,650.00			Development Taxes Total:	303,433	6,069	22.1%
				Total Project Costs	1,375,125	27,502	100%

Santa Clara

2003-04 South Bay Area Cost of Development Survey Sample Project 2 - Single Family Tract Development

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
Rezoning	4,200			Sewer Connection Fee (Sewer Treatment	33,000		
Tentative Subdivision Map	1,450			Plant Capacity/Maintenance: \$660 x 50)			
Negative Declaration	775						
County Notice of Determination Recording F	50						
Entitlement Fees Total:	6,475	130	1.0%	Impact / Capacity Fees Total:	33,000	660	4.9%
Construction Fees				Development Taxes			
Tract Map Checking Fee (\$930, plus \$16.30 per lot over 5 lots)	1,664			Bedroom Tax	1,325		
Engineering & Inspection Fee (6% x \$1,300,000)	78,000			Development Taxes Total:	1,325	27	0.2%
Storm Drain Outlet Charge (\$4221/net acre x 6 net acres; assume 2 acre dedicated for public right-of-way)	25,326						
Sanitary Sewer Outlet Charge (\$932/lot x 50Lots)	46,600						
Water Main (\$50/LF frontage x 2,500 LF frontage; assume 2,500 lf of public street frontage) includes Fire Service	125,000						
Water Service & Meters (\$1,857/service-mtr x 50 service-meter + \$2,350 irrig)	95,200						
Street Light (\$10.71/LF frontage x (2,500-590) LF frontage)	20,456						
Electric Service (\$1,037.41/lot x 50 lots)	51,871						
Street Pavement (existing street frontage: 590 LF x \$50.55)	29,824						
Curb & Gutter (existing street frontage: 590 LF x \$15.45)	9,116						
Sidewalk (existing street frontage: 590 LF x 4.5 x \$5.2)	13,806						
Street Light (\$15.90/LF existing frontage x 590 LF)	9,381						
Building Fees	124,993						
Construction Fees Total:	631,237	12,625	93.9%				
				Total Project Costs	672,037	13,441	100.0%

2003-04 South Bay Area Cost of Development Survey

Project Sample 3 - Multi-Family (Townhouse) Residential Development

Project Specifications

Construction Assumptions:

Acreage	6		
Lots/Units	96 Units in 16 Buildings		
# of Models - 3	Model A	Model B	Model C
# of each Model	28	34	34
Square Footage	1,250	1,500	1,750
Square Footage each Model	35,000	51,000	59,500
Total Square Footage	145,500		
Stories	2	2	2
Bedrooms	2	3	3
Restrooms	2	2	2.5
Garage Sq. Ft.	500	500	500
Construction Type	Type V 1 hr		
Streets	Public / Private		
Sprinklers	Yes		
Conditioned (HVAC)	Yes		

Planning and Public Works Assumptions:

Project Requires Planned Development Zoning, Planned Development Permit, and Tentative Map, All High Complexity
 Project Generates 72 Peak Hour Trips
 Significant Grading Work (5,000CY), Type 1 Erosion/Sediment Control
 Existing Public Street Frontage, Need \$400,000 of Frontage Improvements (half street reconstruction)
 Construction of New Private Streets, \$600,000 in Private Improvements
 Located in Muni Water Area
 No Public Landscaping
 No Traffic Signal Work
 Blossom Valley Park Fee Rate of \$10,600/Unit. Range is \$3,950 (Alviso) to \$13,250 (Willow Glen)

Cost Component	Fremont	Los Gatos ¹	Milpitas	Morgan Hill	Palo Alto ²	San Jose	Santa Clara
Entitlement Fees	14,550	52,952	34,050	18,364	20,972	46,039	7,325
Construction Fees	698,928	839,714	347,538	574,868	241,465	360,462	649,086
Impact/Capacity Fees	1,998,816	361,911	1,401,925	1,094,016	685,152	1,169,000	63,360
Development Taxes	160,009	-	-	-	-	454,015	2,260
Total Cost	\$ 2,872,303	\$ 1,254,577	\$ 1,783,513	\$ 1,687,248	\$ 947,589	\$ 2,029,516	\$ 722,031
Per Unit Cost	\$ 29,920	\$ 13,069	\$ 18,578	\$ 17,576	\$ 9,871	\$ 21,141	\$ 7,521

Notes: 1 Los Gatos numbers do not include sanitary sewer and water connection fees (ave. cost \$450,000)

2 Palo Alto numbers do not include sanitary sewer, storm drain, or water connection fees (ave cost \$507,000)

Fremont

2003-04 South Bay Area Cost of Development Survey Sample Project 3 -Multi-Family (Townhouse) Residential Development

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Construction Fees (Continued)			
PRP Review	1,700			A343: CPF-Insulation	204		
PD Preliminary	1,000			A350: CPF-Plumbing	326		
PD Precise	2,300			A370: CPF-Electrical	255		
Tentative Tract Map	4,800			A360: CPF-Mechanical	326		
Plan Review Deposit	4,000			BP1: Permit Application - Model A	1,530		
Environmental Impact Assessment	750			BI1: Building Inspection	34,719		
				PC1: Pln Chk-Res 1-2	29,511		
Entitlement Fees Total:	14,550	152	0.5%	EL3: Electrical Inspect	2,100		
				ME07: Mechanical Insp	1,440		
Construction Fees				PL2: PLM Inspection Fee	1,440		
BP1: Permit Application - Model C	3,468			IN2: Insulation Apps Fees	504		
BI1: Building Inspection	59,045			IN4: Insulation Com/Res	1,680		
PC1: Pln Chk-Res 1-2	50,188			DES:DO-Res Standard	140		
EL3: Electrical Inspect	2,975			F01: Fire Protection	189		
ME07: Mechanical Insp	3,264			A340: CPF-Building	3,472		
PL2: PLM Inspection Fee	3,264			A342: CPF-Plan	2,951		
IN2: Insulation Apps Fees	612			A343: CPF-Insulation	168		
IN4: Insulation Com/Res	2,040			A350: CPF-Plumbing	269		
DES:DO-Res Standard	170			A370: CPF-Electrical	175		
F01: Fire Protection	6,426			A360: CPF-Mechanical	269		
A340: CPF-Building	5,904			Water Acreage Charge (ACWD)	44,970		
A342: CPF-Plan	5,019			Water Front Foot/Meter/Engineering (ACWD)	23,031		
A343: CPF-Insulation	204			Union Sanitary District Sewer Connection	280,536		
A350: CPF-Plumbing	326			Construction Fees Total:	698,928	7,280	24.3%
A360: CPF-Mechanical	326						
A370: CPF-Electrical	298			Impact/Capacity Fees			
BP1: Permit Application - Model B	3,468			PF01: Park Facilities Fee	459,456		
BI1: Building Inspection	50,602			PD02: Prk Dedication	820,512		
PC1: Pln Chk-Res 1-2	43,011			CF01: Capital Improve.	168,384		
EL3: Electrical Inspect	2,975			TI01: Traffic Impact Res	158,304		
ME07: Mechanical Insp	3,264			Water Facilities Connection (ACWD)	392,160		
PL2: PLM Inspection Fee	3,264			Impact/Capacity Fee Total:	1,998,816	20,821	69.6%
IN2: Insulation Apps Fees	612			Development Taxes			
IN4: Insulation Com/Res	2,040			SMIP: SMIP Res	2,185		
DES:DO-Res Standard	170			CTX: Construction Tax	157,824		
F01: Fire Protection	6,426			Development Taxes Total:	160,009	1,667	5.6%
A340: CPF-Building	5,060						
A342: CPF-Plan	4,301			Total Project Costs	2,872,303	29,920	100.0%

2003-04 South Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Residential Development

16

2003-04 South Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Residential Development

17

2003-04 South Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Residential Development

18

2003-04 South Bay Area Cost of Development Survey
Sample Project 3 - Multi-Family (Townhouse) Residential Development

19

San Jose

2003-04 South Bay Area Cost of Development Survey Sample Project 3 - Multi-Family (Townhouse) Residential Development

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Costruction Fees (Cont'd)			
PL Zoning (PDC) - Res	13,160			Buildings 15-16 3B units 3C units			
PL Mitigation Monitoring Fee Res	330			Bldg Prmt - NR	10,849		
PL Env Clearance - Res	1,940			Elect Prmt - NR	2,755		
PL Public Noticing	135			Mech Prmt - NR	2,066		
PL ND Noticing (Up to 4 Sheets)	122			Plbg Prmt - NR	2,755		
PL Newspaper Noticing	680			Record Ret/Dup	813		
PL NOD County Clerk O/A Charge	50			Bldg/Plmb/Mech/Elect Permit Issue - NR	472		
PL PD Permit - Res	7,965			Grading Permit	1,680		
PL Public Noticing	135			Erosion / Sediment Control	2,575		
PL Tmap/ VT Amend - Res	7,879			Tract Map	1,030		
PL Public Noticing	135			Construction E&I	106,830		
PL Newspaper Noticing	55			Water Meter / Engineering & Inspection	35,110		
Planning Permits Review (PDC, PD, PT)	11,259			FE-Arch Plan Review & Inspection	23,177		
Traffic Report Review Fee	2,194						
				Construction Fees Total:	360,462	3,755	17.8%
Entitlement Fees Total:	46,039	480	2.3%				
				Impact / Capacity Fees			
Construction Fees				Parkland Dedication In-Lieu Fees	1,017,600		
Bldg PC - NR	35,668			Water Area and Frontage Fee	12,000		
Elect PC - NR	1,389			Major Water Facilities Fee	21,600		
Mech PC - NR	744			Storm and Sanitary Sewer Fees	75,360		
Plbg PC - NR	992			D.O.T. Street Tree Fees	3,740		
Buildings 1-7 4A units 2B units				CDDD Solid Waste Deposit Buildings 1-7	15,400		
Bldg Prmt - NR	33,667			CDDD Solid Waste Deposit Buildings 8-14	18,200		
Elect Prmt - NR	8,316			CDDD Solid Waste Deposit Buildings 15-16	5,100		
Mech Prmt - NR	6,236						
Plbg Prmt - NR	8,316			Impact / Capacity Fee Total:	1,169,000	12,177	57.6%
Record Ret/Dup	2,827						
Bldg/Plmb/Mech/Elect Permit Issue - NR	1,645			Development Taxes			
Buildings 8-14 2B units 4C units				Bldg & Struct Tax Bldgs 1-16	169,358		
Bldg Prmt - NR	38,591			Const Tax Dist X Bldgs 1-16	7,920		
Elect Prmt - NR	9,832			CRMP Tax Residential Bldgs 1-16	266,133		
Mech Prmt - NR	7,372			Res. Const. Tax Bldgs 1-16	9,504		
Plbg Prmt - NR	9,832			SMIPA - Residential Bldgs 1-16	1,100		
Record Ret/Dup	3,281						
Bldg/Plmb/Mech/Elect Permit Issue - NR	1,645			Development Taxes Total:	454,015	4,729	22.4%
				Total Project Costs	2,029,516	21,141	100%

Santa Clara

2003-04 South Bay Area Cost of Development Survey Sample Project 3 - Multi-Family (Townhouse) Residential Development

Cost Components:	Project Cost	Per Unit	%	Cost Components:	Project Cost	Per Unit	%
Entitlement Fees				Impact / Capacity Fees			
Rezoning	4,200			Sewer Connection Fee (Sewer Treatment	63,360		
Tentative Subdivision Map	1,450			Plant Capacity/Maintenance: \$660 x 96)			
Negative Declaration	775						
Architectural Review	850						
County Notice of Determination Recording F	50						
Entitlement Fees Total:	7,325	76	1.0%	Impact / Capacity Fees Total:	63,360	660	8.8%
Construction Fees				Development Taxes			
Tract Map Checking Fee (\$930, plus \$16.30 per lot over 5 lots)	2,413			Bedroom Tax (\$20 x 28 + \$25 x 68)	2,260		
Engineering & Inspection Fee (6% x \$400,000)	24,000			Development Taxes Total:	2,260	24	0.3%
Storm Drain Outlet Charge (\$4221/net acre x 6 net acres; <i>assume 2 acre dedicated for public right-of-way</i>)	25,326						
Sanitary Sewer Outlet Charge (\$4,221/acre x 6 acres)	25,326						
Water Main (\$50/LF frontage x 511 LF, plus \$100/LF of on-site main x 533 LF; <i>assume 511 lf of public street frontage and 533 LF of on-site main</i>)-incl Fire Svc	78,850						
Water Service & Meters (\$1,857/service-mtr x 96 service-meter + \$2,350 irrig)	180,622						
Street Light (\$15.90/LF frontage x 511 LF frontage; private street lighting by Developer)	81,249						
Electric Service (\$1,037.41/lot x 96 lots)	99,591						
Street Pavement (existing street frontage: 511 LF x \$50.55)	25,831						
Curb & Gutter (existing street frontage: 511 LF x \$15.45)	7,895						
Sidewalk (existing street frontage: 511 LF x 4.5 x \$5.2)	11,957						
Building Fees	65,621						
Fire Dept. Building Review	16,405						
Fire Sprinklers (13R Systems)	4,000						
Construction Fees Total:	649,086	6,761	89.9%	Total Project Costs	722,031	7,521	100.0%

2003-04 South Bay Area Cost of Development Survey

Project Sample 4 - Commercial Development - Retail

Project Specifications

Construction Assumptions:

Acreage	3.5
Lots	1
Use	Retail
Square Footage	50,000
Stories	1
Restrooms	10
Parking	250 Spaces
Construction Type	Type III 1hr
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Yes
% Build Out	100%

Planning and Public Works Assumptions:

Project Requires Site Development Permit, Low Complexity
 Project Generates 180 Peak Hour Trips
 Minor Grading work (500CY), Type 2 Erosion/Sediment Control
 Existing Public Street Frontage, Need \$30,000 of Minor Frontage Improvements
 Located in Muni Water Area
 No Public Landscaping
 No Traffic Signal Work
 Sewage Fees Based on Retail Use

Cost Component	Fremont	Los Gatos ¹	Milpitas	Morgan Hill	Palo Alto ²	San Jose	Santa Clara
Entitlement Fees	4,850	10,123	13,050	5,476	5,229	21,597	5,875
Construction Fees	180,373	186,003	53,669	261,326	73,180	91,945	258,038
Impact/Capacity Fees	278,759	141,160	1,072,585	385,483	952,000	68,801	9,500
Development Taxes	779	-	-	-	-	182,580	-
Total Cost	\$ 464,761	\$ 337,286	\$ 1,139,304	\$ 652,285	\$ 1,030,409	\$ 364,922	\$ 273,413

Notes: 1 Los Gatos numbers do not include sanitary sewer and water connection fees (ave. cost \$113,000)

2 Palo Alto numbers do not include sanitary sewer, storm drain, or water connection fees (ave cost \$145,000)

Fremont

2003-04 South Bay Area Cost of Development Survey

Project Sample 4 - Commercial Retail Development

[illegible]

Los Gatos

2003-04 South Bay Area Cost of Development Survey

Project Sample 4 - Commercial Retail Development

[illegible]

Milpitas

2003-04 South Bay Area Cost of Development Survey

Project Sample 4 - Commercial Retail Development

[illegible]

Morgan Hill

2003-04 South Bay Area Cost of Development Survey
Project Sample 4 - Commercial Retail Development

[illegible]

Palo Alto

2003-04 South Bay Area Cost of Development Survey

Project Sample 4 - Commercial Retail Development

[illegible]

San Jose

2003-04 South Bay Area Cost of Development Survey

Project Sample 4 - Commercial Retail Development

Cost Components:		Current Fees	%	Cost Components:		Current Fees	%
Entitlement Fees				Impact / Capacity Fees			
Site Dev Permit (H/HA) - Nres	14,370			CDDD Solid Waste Deposit	2,500		
Environmental Clearance - Nres	1,940			Water Area and Frontage Fee	12,000		
Public Noticing	135			Major Water Facilities Fee	28,600		
ND Noticing (Up to 4 Sheets)	122			Storm and Sanitary Sewer Fees	25,701		
Planning Permit Review	1,375						
Traffic Report Review Fee	3,605						
NOD County Clerk Recording Charge	50						
Entitlement Fees Total:	21,597	5.9%		Impact / Capacity Fees Total:	68,801	18.9%	
Construction Process Fees				Development Taxes			
Grading Permit	1,059			Bldg & Struct Tax	59,250		
Erosion / Sediment Control	876			Const Tax Dist X	4,000		
Construction E&I	11,984			CRMP	118,500		
Water Meter				SMIPA - Commercial	830		
Bldg Prmt - AO	16,415						
Elect Prmt - AO	7,500						
Mech Prmt - AO	7,500						
Bldg PC - AO	13,991						
Plbg Prmt - AO	7,500						
Record Ret/Dup	1,946						
Elect PC - AO	2,625						
Mech PC - AO	1,875						
Plbg PC - AO	1,875						
Bldg Prmt Issue - AO	28						
Elect Prmt Issue - AO	28						
Mech Prmt Issue - AO	28						
Plbg Prmt Issue - AO	28						
Water Meter / Engineering & Inspection	7,660						
FE-Arch Plan Review & Inspection	9,028						
Construction Process Fees Total:	91,945	25.2%		Development Taxes Total:	182,580	50.0%	
				Total Project Costs	364,922	100%	

Santa Clara

2003-04 South Bay Area Cost of Development Survey Project Sample 4 - Commercial Retail Development

Cost Components:	Current Fees	%	Cost Components:	Current Fees	%
Entitlement Fees			Impact / Capacity Fees		
Rezoning if necessary	4,200		Sewer Connection Fee (Sewer Treatment Plant	9,500	
Negative Declaration	775		Capacity/Maintenance: \$2.5/GPD x 50,000SF		
Architectural Review	850		x 0.076 GPD/SF)		
County Notice of Determination Filing Fee	50				
Entitlement Fees Total:	5,875	2.1%	Impact / Capacity Fees Total:	9,500	3.5%
Construction Process Fees			Development Taxes		
Engineering & Inspection Fee (6% x \$30,000)	1,800				
Storm Drain Outlet Charge (\$4221/net acre x 3.5 net acres; assume 0 acre dedicated for public right-of-way)	14,774				
Sanitary Sewer Outlet Charge (\$4,221/acre x 3.5 acres)	14,774				
Water Main (\$50/LF frontage x 390LF; assume 390 lf of public street frontage)	19,500				
Water Service & Meters (\$4,210 per 2" service-mtr x 2 each, plus \$2,890 irrig)	11,310				
Fire Service (\$15,550 per 8" service)	15,550				
Street Light (\$15.90/LF frontage x 390LF frontage)	6,201				
Electric Service (\$85/KVA x 600 KVA; assume 600KVA load)	51,000				
Street Pavement (existing street frontage: 390LF x \$107.75)	42,022				
Curb & Gutter (existing street frontage: 390LF x \$15.45)	6,026				
Sidewalk (existing street frontage: 390LF x 9.5 x \$5.2)	19,266				
Building Fees	43,972				
Fire Dept. Building Review	10,993				
Fire Sprinklers (13R Systems)	400				
Underground Fire Service	450				
Construction Process Fees Total:	258,038	94.4%	Development Taxes Total:	-	0.0%
			Total Project Costs	273,413	100%

2003-04 South Bay Area Cost of Development Survey

Project Sample 5 - Industrial Development

Project Specifications

Construction Assumptions:

Acreage	4.5
Lots	1
Use	R & D
Square Footage	100,000
Stories	3
Restrooms	10
Parking	300 Spaces
Construction Type	Type III 1hr
Streets	Public
Sprinklers	Yes
Conditioned (HVAC)	Yes
% Build Out	40%

Planning and Public Works Assumptions:

Project Requires Site Development Permit, Medium Complexity
 Project Generates 128 Peak Hour Trips
 Minor Grading work (1000CY), Type 2 Erosion/Sediment Control
 Existing Public Street Frontage, Need \$200,000 of Frontage
 Improvements (repair & upgrades)
 Located in Muni Water Area
 No Public Landscaping
 No Traffic Signal Work
 Sewage Fees Based on R&D Use

Cost Component	Fremont	Los Gatos ¹	Milpitas	Morgan Hill	Palo Alto ²	San Jose	Santa Clara
Entitlement Fees	4,850	10,123	13,050	5,476	5,229	33,393	5,875
Construction Fees	298,429	215,687	141,133	366,511	192,086	223,440	350,258
Impact/Capacity Fees	327,159	63,060	331,950	266,974	2,755,000	131,267	467,500
Development Taxes	2,230	-	-	-	-	95,548	-
Total Cost	\$ 632,668	\$ 288,870	\$ 486,133	\$ 638,961	\$ 2,952,315	\$ 483,648	\$ 823,633

Notes: 1 Los Gatos numbers do not include sanitary sewer and water connection fees (ave. cost \$190,000)
 2 Palo Alto numbers do not include sanitary sewer, storm drain, or water connection fees (ave cost \$230,000)

Fremont

2003-04 South Bay Area Cost of Development Survey
Project Sample 5 - Industrial Research Development Building

[illegible]

Los Gatos

2003-04 South Bay Area Cost of Development Survey
Project Sample 5 - Industrial Research Development Building

[illegible]

2003-04 South Bay Area Cost of Development Survey
Project Sample 5 - Industrial Research Development Building

33

Morgan Hill

2003-04 South Bay Area Cost of Development Survey
Project Sample 5 - Industrial Research Development Building

[illegible]

2003-04 South Bay Area Cost of Development Survey
Project Sample 5 - Industrial Research Development Building

35

San Jose

2003-04 South Bay Area Cost of Development Survey Project Sample 5 - Industrial Research Development Building

Cost Components:	Current Fees	%	Cost Components:	Current Fees	%
Entitlement Fees			Water Meter / Engineering & Inspection	15,320	
Site Dev Permit (H/HA) - Nres	22,285		Fire Arch Plan Review & Inspection	2,532	
Additional Fees Res	330				
Environmental Clearance - Nres	1,940		Construction Process Fees Total:	223,440	46.2%
Public Noticing	135				
ND Noticing (Up to 4 Sheets)	122		Impact / Capacity Fees		
Newspaper Noticing	680		CDDD Solid Waste Deposit Shell	2,500	
County Clerk Recording Charge	50		CDDD Solid Waste Deposit FI	14,000	
Planning Permit Review	4,014		Water Area and Frontage Fee	14,000	
Traffic Report Review Fee	3,837		Major Water Facilities Fee	25,000	
Entitlement Fees Total:	33,393	6.9%	Storm and Sanitary Sewer Fees	75,767	
Construction Process Fees			Impact / Capacity Fees Total:	131,267	27.1%
Grading Permit	1,433		Development Taxes		
Erosion / Sediment Control	876		Bldg & Struct Tax Shell	77,952	
Construction E&I	37,557		Const Tax Dist X	8,000	
Bldg Prmt - AO 100,000 SqFt Shell Building	30,453		SMIPA - Industrial	1,637	
Elect Prmt - AO	15,000		Bldg & Struct Tax Finish Interior	7,795	
Mech Prmt - AO	15,000		Const Tax Dist X		
Bldg PC - AO	25,783		SMIPA - Industrial	164	
Plbg Prmt - AO	15,000				
Record Ret/Dup	2,000		Development Taxes Total:	95,548	19.8%
Elect PC - AO	5,250				
Mech PC - AO	3,750				
Plbg PC - AO	3,750				
Permit Issuance - Bldg/Plumb/Mech/Elect	110				
FE-Arch Plan Review & Inspection	16,749				
Bldg Prmt - AO 40,000 SqFt Finish Interior	4,603				
Elect Prmt - AO	6,000				
Mech Prmt - AO	6,000				
Bldg PC - AO	3,934				
Plbg Prmt - AO	6,000				
Record Ret/Dup	1,130				
Elect PC - AO	2,100				
Mech PC - AO	1,500				
Plbg PC - AO	1,500				
Permit Issuance - Bldg/Plumb/Mech/Elect	110				
			Total Project Costs	483,648	100%

Santa Clara

2003-04 South Bay Area Cost of Development Survey Project Sample 5 - Industrial Research Development Building

Cost Components:	Current Fees	%	Cost Components:	Current Fees	%
Entitlement Fees			Impact / Capacity Fees		
Rezoning if necessary	4,200		Sewer Connection Fee (Sewer Treatment Plant	267,500	
Negative Declaration	775		Capacity/Maintenance: \$2.5/GPD x 100,000SF		
Architectural Review	850		x 1.07 GPD/SF)		
County Notice of Determination Filing Fee	50		Traffic Impact Fee (Local: \$1.0 x 100,000 SF)	100,000	
			Traffic Impact fee (Regional: \$1.0 x 100,000 SF), if		
			req'd by Project Clearance Committee & CityCouncil	100,000	
Entitlement Fees Total:	5,875	0.7%	Impact / Capacity Fees Total:	467,500	56.8%
Construction Process Fees			Development Taxes		
Engineering & Inspection Fee (6% x \$200,000)	12,000				
Storm Drain Outlet Charge (\$4221/net acre x 4.5 net					
acres; assume 0 acre dedicated for public right-of-	18,994				
way)					
Sanitary Sewer Outlet Charge (\$4,221/acre x 4.5					
acres)	18,994		Development Taxes Total:	-	0
Water Main (\$50/LF frontage x 443LF; assume 443 lf					
of public street frontage)	22,150				
Water Service & Meters (\$4,210 per 2" service-mtr x 2					
each, plus \$2,890 irrig)	11,310				
Fire Service (\$15,550 per 8" service)	15,550				
Street Light (\$15.90/LF frontage x 443LF frontage)	7,044				
Electric Service (\$85/KVA x 1,000 KVA; assume					
1,000 KVA load)	85,000				
Street Pavement (existing street frontage: 443LF x					
\$77.95)	34,532				
Curb & Gutter (existing street frontage: 443LF x					
\$15.45)	6,844				
Sidewalk (existing street frontage: 443LF x 4.5 x \$5.2)	10,366				
Plan Check	34,732				
Building Permit	36,560				
Misc	25,992				
Fire Dept. Building Review	9,140				
Fire Sprinklers (13 System)	600				
Underground Fire Services	450				
Construction Process Fees Total:	350,258	42.5%	Total Project Costs	823,633	100%

2003-04 South Bay Area Cost of Development Survey

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Creating the Bay Area's first ever cost of development survey proved to be challenging and time-consuming for those who worked on this task. The Survey was distributed to 12 south bay cities and the County of Santa Clara on October 30, 2003. The cities included Campbell, Cupertino, Fremont, Los Gatos, Milpitas, Mountain View, Morgan Hill, Palo Alto, San Jose, Santa Clara, Saratoga, and Sunnyvale. Responses deemed to be complete enough for inclusion were received from the seven cities represented in this survey. It should be acknowledged that, while requests from other agencies for fee information is relatively common, the amount of work required to cost this survey's 5 sample projects and supplemental questionnaire was considerable. In addition, follow up inquiries for clarification came during a very busy time of year for public agencies. For these reason the authors of this survey would like to thank the following individuals for their attention, assistance, and going above and beyond in making this survey possible:

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